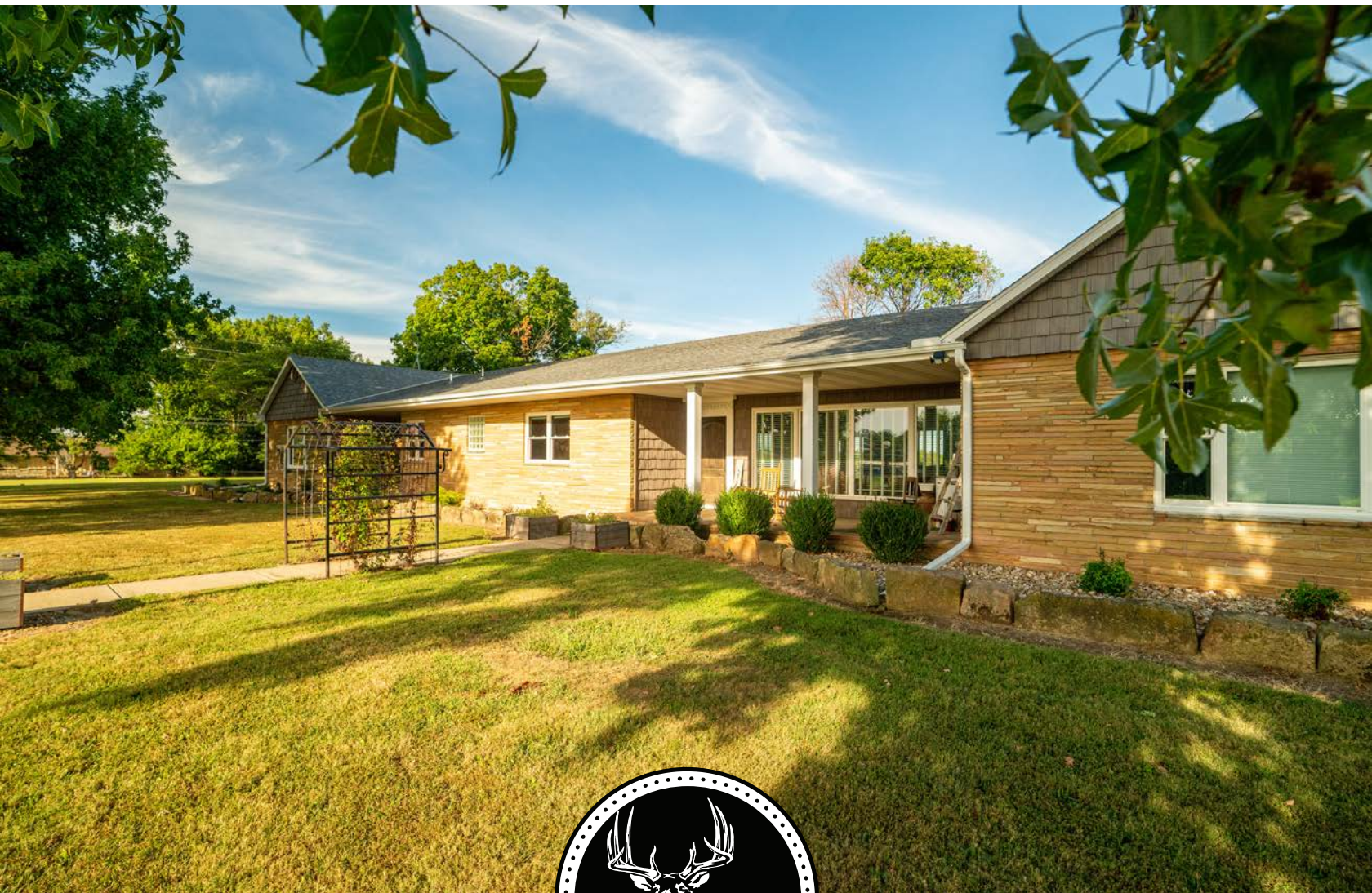


MIDWEST LAND GROUP PRESENTS

1.5 ACRES IN

SAINT CLAIR COUNTY MISSOURI

13190 NW HIGHWAY 52, APPLETON CITY, MO 64724



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

CHARMING FULLY REMODELED RANCH IN APPLETON CITY, MO

Midwest Land Group is excited to bring this gorgeous stone-sided country home to market in Appleton City, Missouri. This beautiful home sitting on 1.5 acres is beaming with charm and character and has been completely renovated to perfection in recent years. With 4,349 square feet of living space on the main floor, with 4 large bedrooms and 3.5 bathrooms, and an open floor plan this home is like no other! There is tons of room for a fun family with rooms to host kids, their friends, and family for any occasion. Very nice hardwood flooring throughout, tiled entry, granite countertops, stainless steel appliances, modern fixtures, and much

more. A fully finished basement is complete with an open entertaining space, a bonus bedroom, and a full bathroom with walkout access to the outside. Sitting on the east side of town, with a beautiful yard, and big trees, and being on city sewer and city water are a huge plus. Appleton City is an amazing community to live in, and we welcome you to join us! You can be anywhere in the Kansas City metro in just over an hour, making a commute for someone with a drive to work no problem. Call Shay Haddock for your tour of this home today at (913) 222-4257, it won't disappoint!



PROPERTY FEATURES

PRICE: **\$495,000** | COUNTY: **SAINT CLAIR** | STATE: **MISSOURI** | ACRES: **1.5**

- Fully remodeled in the last few years
- 4,349 square feet on the main floor
- 3 bedrooms, 2.5 bathrooms upstairs
- 1 bedroom, 1 bathroom downstairs
- Fully finished basement
- Dreamy open floor plan
- Hardwood flooring throughout
- Tiled entryways
- Modern kitchen and fixtures
- Sits on 1.5 acres with city water and sewer

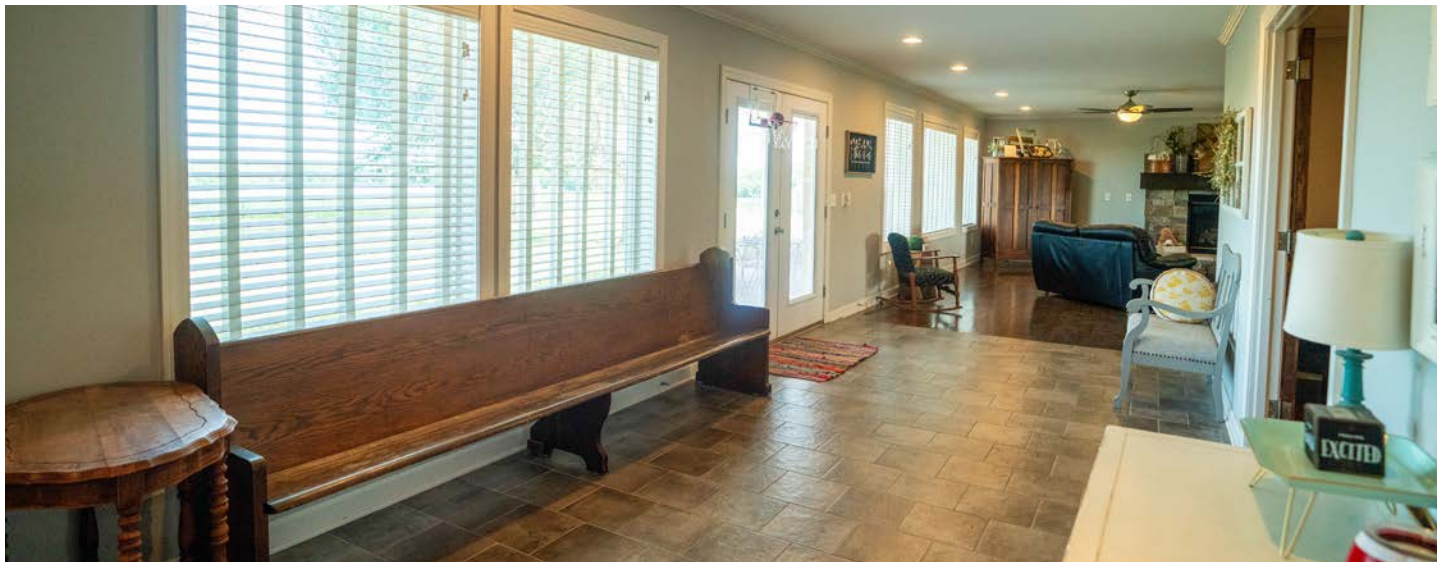


REMODELED HOME

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TILED ENTRYWAYS



MODERN KITCHEN AND FIXTURES



BEAUTIFUL YARD

Sitting on the east side of town, with a beautiful yard, and big trees, and being on city sewer and city water are a huge plus. Appleton City is an amazing community to live in, and we welcome you to join us!



OVERVIEW MAP



AGENT CONTACT

A lifelong sportsman and recreational enthusiast, Shay Haddock brings his passions to the job: sales and the outdoors. With a background in sales, Shay spent several years at GE Healthcare, where he was in the top 10% of the company. At Midwest Land Group, he's not only fulfilled his dream of connecting people and passions to land and landowners, he is now considered a top producer, consistently landing in the top 5%.

Born in Dallas, Texas, Shay graduated from Arlington High School before heading north to the University of Arkansas to obtain a Bachelor's Degree in Communications. It was here where he was the starting field goal kicker for the Razorbacks in 2008 and 2009. An experienced whitetail hunter with a passion to fly fish and hunt out west with his friends and family. Shay also serves as the Senior Pastor of the Appleton City Christian Church. He lives in Appleton City, Missouri, with his wife, Molly, and their four kids, Gabriel, Joshua, Sadie, and Zeke. When he's not out bowhunting whitetails, you can usually find him fly fishing, bass fishing, golfing, camping, or playing sports with his kids.

A solid and seasoned agent with a proven track record, Shay is dedicated to sharing his passion for the Lord, and the outdoors to help others achieve their dreams. If you're in the market to buy or sell land, be sure to give Shay a call.



SHAY HADDOCK, LAND AGENT
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MidwestLandGroup.com

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